

SINGLE TENANT QSR W/DRIVE-THRU

Investment Opportunity



18+ Years of Term | Absolute NNN Leases | Top 93rd Percentile of KFC's Nationwide (placer.ai)



2408 Lake Road

DYERSBURG TENNESSEE

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371



Olympic Plaza

Great Clips
IT'S GONNA BE GREAT

Pizza Hut

TRUZY JONES
BARBERS

MIDDLE HOUSE

CHEVROLET

Jeep

RAM

TOYOTA

Ford





SITE OVERVIEW



OFFERING SUMMARY



32,000

LOCATIONS
GLOBALLY

\$8.2B

2025
REVENUE

S&P: BB+

CREDIT
RATING

OFFERING

Pricing	\$2,850,000
Net Operating Income	\$163,844
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	2408 Lake Road, Dyersburg, Tennessee 38024
Rentable Area	3,690 SF
Land Area	0.79 AC
Year Built	1991
Tenant	KFC
Operator	Tasty Restaurant Group (https://tastyrg.com)
Guaranty ⁽¹⁾	Tasty Chick'n Southeast (70+ units)
Lease Signature ⁽²⁾	Tasty Chick'n Midwest (70+ units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	18+ Years
Increases	1.50% Annual Increases
Options	3 (5-Year)
Rent Commencement	May 16, 2024
Lease Expiration	May 31, 2044

⁽¹⁾ Tasty Chick'n Southeast, LLC - operates 71 units (per Tasty RG, as of 1/7/2026)

⁽²⁾ Tasty Chick'n Midwest, LLC - operates 74 units (per Tasty RG, as of 1/7/2026)

RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
KFC		5/16/2024	5/31/2044	Current	-		\$163,844	5.75%	3 (5-Year)
(Franchisee Guaranty)				Jun-27	1.50%	\$13,858	\$166,302	5.84%	
				Jun-28	1.50%	\$14,066	\$168,796	5.92%	
				Jun-29	1.50%	\$14,277	\$171,328	6.01%	
				Jun-30	1.50%	\$14,492	\$173,898	6.10%	
				Jun-31	1.50%	\$14,709	\$176,507	6.19%	
				Jun-32	1.50%	\$14,930	\$179,154	6.29%	
				Jun-33	1.50%	\$15,153	\$181,841	6.38%	
				Jun-34	1.50%	\$15,381	\$184,569	6.48%	
				Jun-35	1.50%	\$15,611	\$187,338	6.57%	
				Jun-36	1.50%	\$15,846	\$190,148	6.67%	
				Jun-37	1.50%	\$16,083	\$193,000	6.77%	
				Jun-38	1.50%	\$16,325	\$195,895	6.87%	
				Jun-39	1.50%	\$16,569	\$198,834	6.98%	
				Jun-40	1.50%	\$16,818	\$201,816	7.08%	
				Jun-41	1.50%	\$17,070	\$204,843	7.19%	
				Jun-42	1.50%	\$17,326	\$207,916	7.30%	
				Jun-43	1.50%	\$17,586	\$211,035	7.40%	
Blended Cap Rate								6.46%	
1.50% Annual Increases Throughout Options									



18+ Years Remaining | Annual Rental Increases | Established Brand | KFC - \$8.2B in Revenue (2025)

- The tenant, KFC, currently has 18+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- There are over 32,000 KFC restaurants in 150 countries and territories around the world
- The operator, Tasty Restaurant Group, manages 400+ units nationwide across multiple QSR brands (KFC, Burger King, Pizza Hut, Dunkin, and Taco Bell)
- There are over 140 units encompassed by the lease signature (Tasty Chick'n Midwest) and the lease guarantor (Tasty Chick'n Southeast)

Absolute NNN Lease | Fee Simple Ownership | Land & Building | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics & 5 Mile Trade Area

- More than 22,000 residents and 13,000 employees support the trade area
- \$91,776 average household income

Outparcel to Big Lot Anchored Center | Dense Retail Corridor | Strong National/Credit Tenant Presence | The Commons

- Outparcel to a Big Lots anchored center with additional supporting retailers including Dollar General, and Sally Beauty
- **The Lowe's on the neighboring parcel ranks in the 77th percentile (394 out of 1,737) of all nationwide Lowe's locations via Placer.ai**
- The site is ideally positioned within a dense retail corridor, surrounded by numerous national and credit tenants including Lowe's, Walmart Supercenter, Kroger, Bealls, Tractor Supply, Dollar General, Harbor Freight, Jimmy John's, and many more
- The site is located less than two miles from The Commons of Dyersburg, a regional shopping destination featuring major retailers such as Marshalls, Hobby Lobby, Ulta Beauty, Five Below, Old Navy, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Excellent Frontage Visibility & Access | High Traffic Counts

- The site benefits from excellent frontage visibility along Lake Road, which sees approximately 25,000 vehicles per day
- The strategic location provides easy access to Interstate 155, which sees over 14,000 vehicles per day
- Multiple points of ingress/egress via cross-access from the shopping center

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



KFC

kfc.com

Company Type: Subsidiary

Locations: 30,000+

Parent: Yum! Brands

2024 Employees: 40,000

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+

KFC Corporation, based in Louisville, Ky., has been serving up Finger Lickin' Good Original Recipe fried chicken since 1952, including chicken on the bone, nuggets and tenders. Beyond the top secret 11 herbs & spices, KFC specialties include the KFC Chicken Sandwich, Extra Crispy chicken, KFC Famous Bowls, Pot Pies, Secret Recipe Fries, biscuits and homestyle sides. There are over 30,000 KFC restaurants in 150 countries and territories around the world. KFC Corporation is a subsidiary of Yum! Brands, Inc., Louisville, Ky. (NYSE: YUM).

TASTY RESTAURANT GROUP

Tasty Restaurant Group LLC (TRG) is founded on the vision that great brands need great teams to lead and deliver exceptional service and quality to guests. TRG is focused on all the details that make a brand great and ensure its long-term growth. Tasty Restaurant Group's attention is on the single-minded approach to deliver exemplary service, care and value-add to everyone we encounter while improving the restaurants, developing new ones, and expanding through acquisitions. With a focus on talent development, friendly guest experiences, and community engagement TRG provides the support to be best in class while meeting the operating and financial objectives of the restaurants. Tasty Restaurant Group, LLC, an affiliate of Triton Pacific Capital Partners is headquartered in Dallas, TX, and operates over 400 restaurants under the Pizza Hut, Burger King, Dunkin', Baskin-Robbins, Kentucky Fried Chicken and Taco Bell brands.

Source: global.kfc.com, finance.yahoo.com, tastyrg.com

PROPERTY OVERVIEW



LOCATION



Dyersburg, Tennessee
Dyer County

ACCESS



Lake Road/State Highway 78: 2 Access Points

TRAFFIC COUNTS



Lake Road/State Highway 78: 25,000 VPD
State Highway 3: 16,800 VPD
Interstate 155/U.S. Highway 412: 14,500 VPD

IMPROVEMENTS



There is approximately 3,690 SF of existing building area

PARKING



There are approximately 39 parking spaces on the owned parcel.
The parking ratio is approximately 10.59 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 074 05801
Acres: 0.79
Square Feet: 34,402

CONSTRUCTION



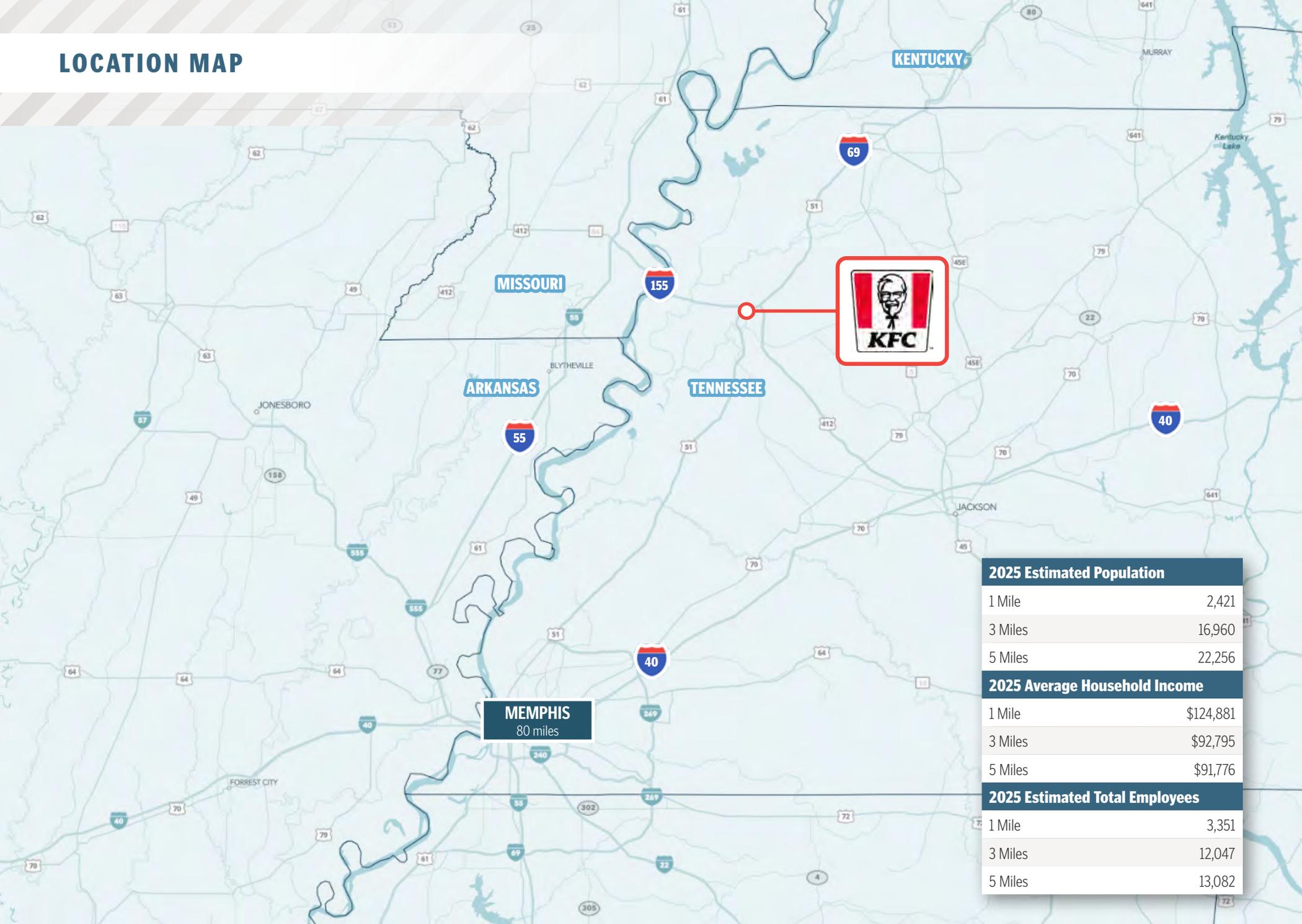
Year Built: 1991

ZONING

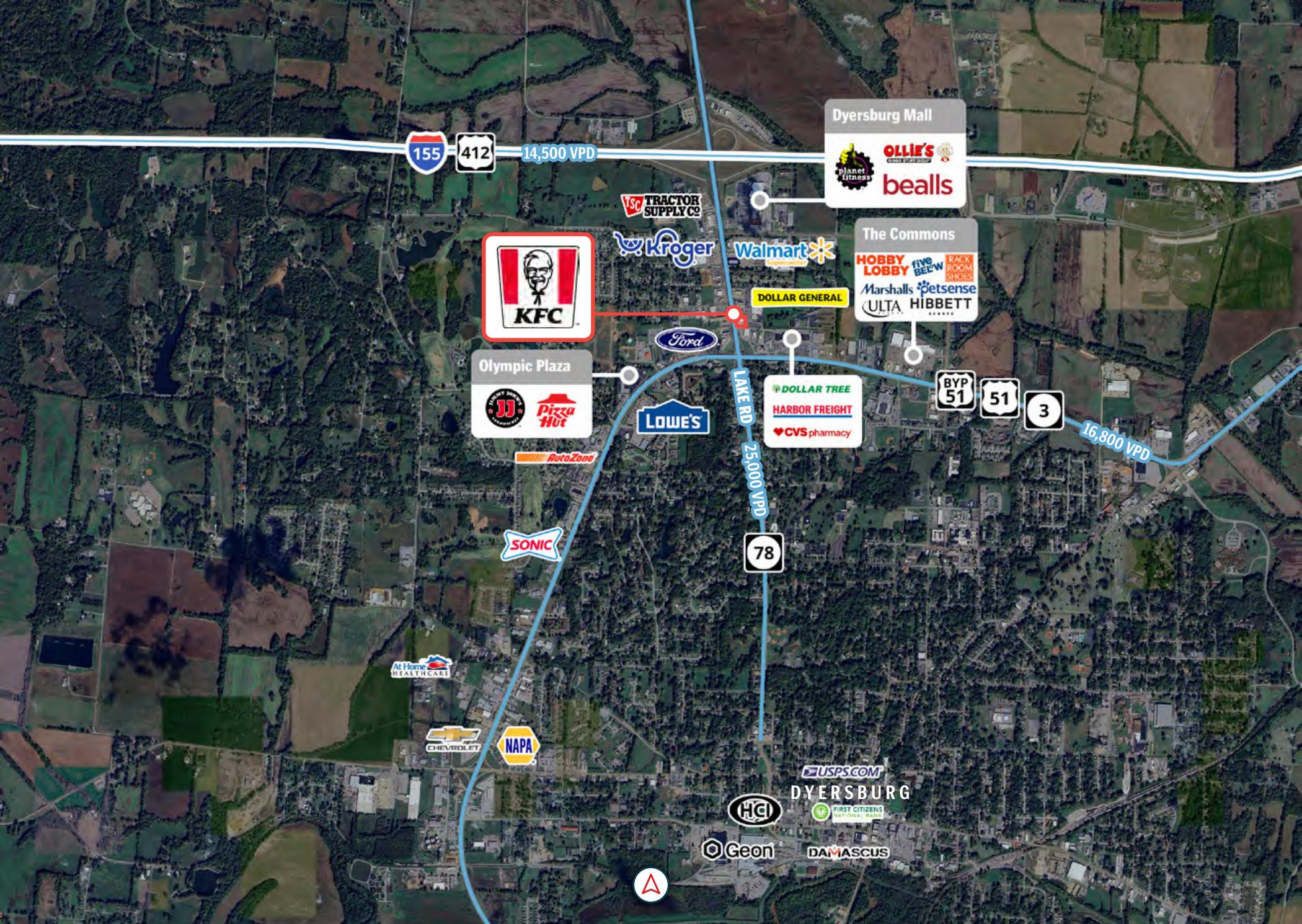


P-B

LOCATION MAP



2025 Estimated Population	
1 Mile	2,421
3 Miles	16,960
5 Miles	22,256
2025 Average Household Income	
1 Mile	\$124,881
3 Miles	\$92,795
5 Miles	\$91,776
2025 Estimated Total Employees	
1 Mile	3,351
3 Miles	12,047
5 Miles	13,082

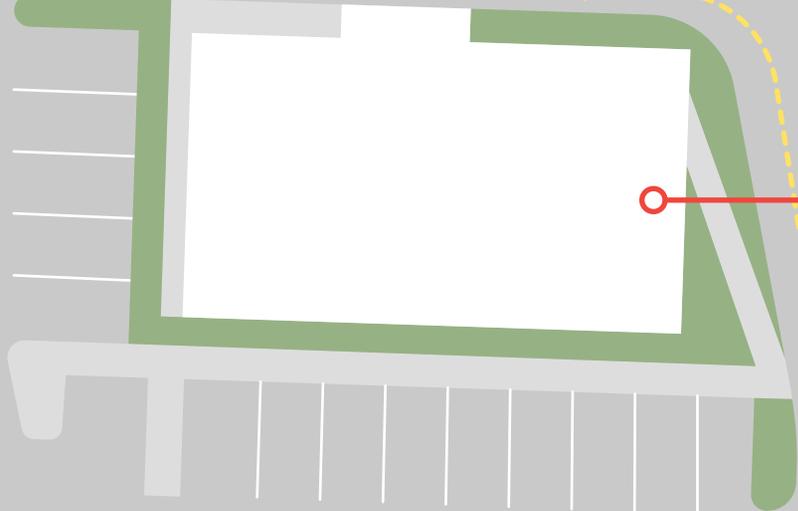




LAKE ROAD 25,000 VPD



Pylon Sign



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,421	16,960	22,256
2030 Projected Population	2,417	16,858	22,092
2025 Median Age	46.0	39.5	40.3
Households & Growth			
2025 Estimated Households	1,090	6,929	9,025
2030 Projected Households	1,091	6,884	8,958
Income			
2025 Estimated Average Household Income	\$124,881	\$92,795	\$91,776
2025 Estimated Median Household Income	\$65,465	\$54,006	\$56,375
Businesses & Employees			
2025 Estimated Total Businesses	288	959	1,044
2025 Estimated Total Employees	3,351	12,047	13,082



DYERSBURG, TENNESSEE

Dyersburg is a city in and the county seat of Dyer County, Tennessee, United States. It is located in northwest Tennessee, 79 miles northeast of Memphis on the Forked Deer River. Dyersburg has a 2026 population of 15,813.

Dyersburg accessibility to nearby highways and supply chain corridors such as Interstate 155 and U.S. Route 51, proximity to Memphis International Airport, and its thriving economy make it an ideal choice for corporate relocation. Notable companies such as NSK Corporation, Briggs & Stratton, and Dot Foods have already found success in Dyersburg. Its industries span manufacturing, healthcare, retail, agriculture, and logistics. Agriculture remains an important part of the local economy, particularly in soybean, corn, and cotton production. Healthcare services and Dyersburg State Community College also contribute to employment and workforce development.

Dyersburg offers a range of recreational and cultural attractions. Reelfoot Lake, located nearby, is a popular destination for fishing, boating, wildlife viewing, and bald eagle watching. The Dyersburg Mall and local shopping centers provide retail and dining options, while Okeena Park features walking trails, sports facilities, and community events. History enthusiasts can explore the Dyersburg Historic District and local museums. Dyersburg has several public parks, recreational centers, and swimming pools. The city's proximity to the Mississippi River and several state parks also provides additional opportunities for outdoor recreation and scenic exploration.

The closest major airport to Dyersburg, Tennessee is McKellar-Sipes Regional Airport. This airport is in Jackson, Tennessee and is 46 miles from the center of Dyersburg, TN.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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